

**ORDINANCE NO \_\_\_\_\_**

**Date Passed: April 9, 2012**

**AN ORDINANCE  
APPROVING CERTAIN VARIANCES FOR PROPERTY LOCATED AT 1185 N. 7<sup>th</sup>  
STREET (HUB CITY CAR WASH)**

**WHEREAS**, pursuant to the City of Rochelle Zoning Ordinance, Dave L. Hoffman, initiated a petition for certain variances for certain property legally described in Exhibit "A", attached hereto and made part hereof located at 1185 N 7<sup>th</sup> Street; and,

**WHEREAS**, The petitioner is seeking these variances because of the IDOT Illinois widening project and in order to expand his existing business as shown in exhibit "B"; and,

**WHEREAS**, a duly noticed public hearing was held on the proposed variances, and the petition was reviewed by the Planning and Zoning Commission at their meeting of April 2, 2012 and the Planning and Zoning Commission, by a vote of 6-0, recommended that City Council consider approving the requested variances; and,

**NOW THEREFORE BE IT ORDAINED** by the Mayor and City Council of the City of Rochelle, Ogle County, Illinois, that the requested variances be granted for the property located at 1185 N 7<sup>th</sup> Street as follows:

Section 1. A variance from Section 110-633 of the Rochelle Municipal Code to allow a 9 foot parking setback.

Section 2. A variance from Section 110-405 of the Rochelle Municipal Code to allow a 5 foot side buffer yard.

Section 3. A variance from Section 110-675 (1) of the Rochelle Municipal Code to allow a ground sign to be 2 feet from the front property line.

Section 4. All other provisions of the Rochelle Zoning Ordinance and its subsequent amendments shall remain in full force and effect.

Section 5. That this Ordinance shall be in force and effect from and after its passage, approval and adoption in pamphlet form as provided by law.

PASSED AND APPROVED this 2 day of April, 2012.

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Abstain: \_\_\_\_\_

\_\_\_\_\_  
Mayor

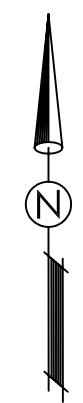
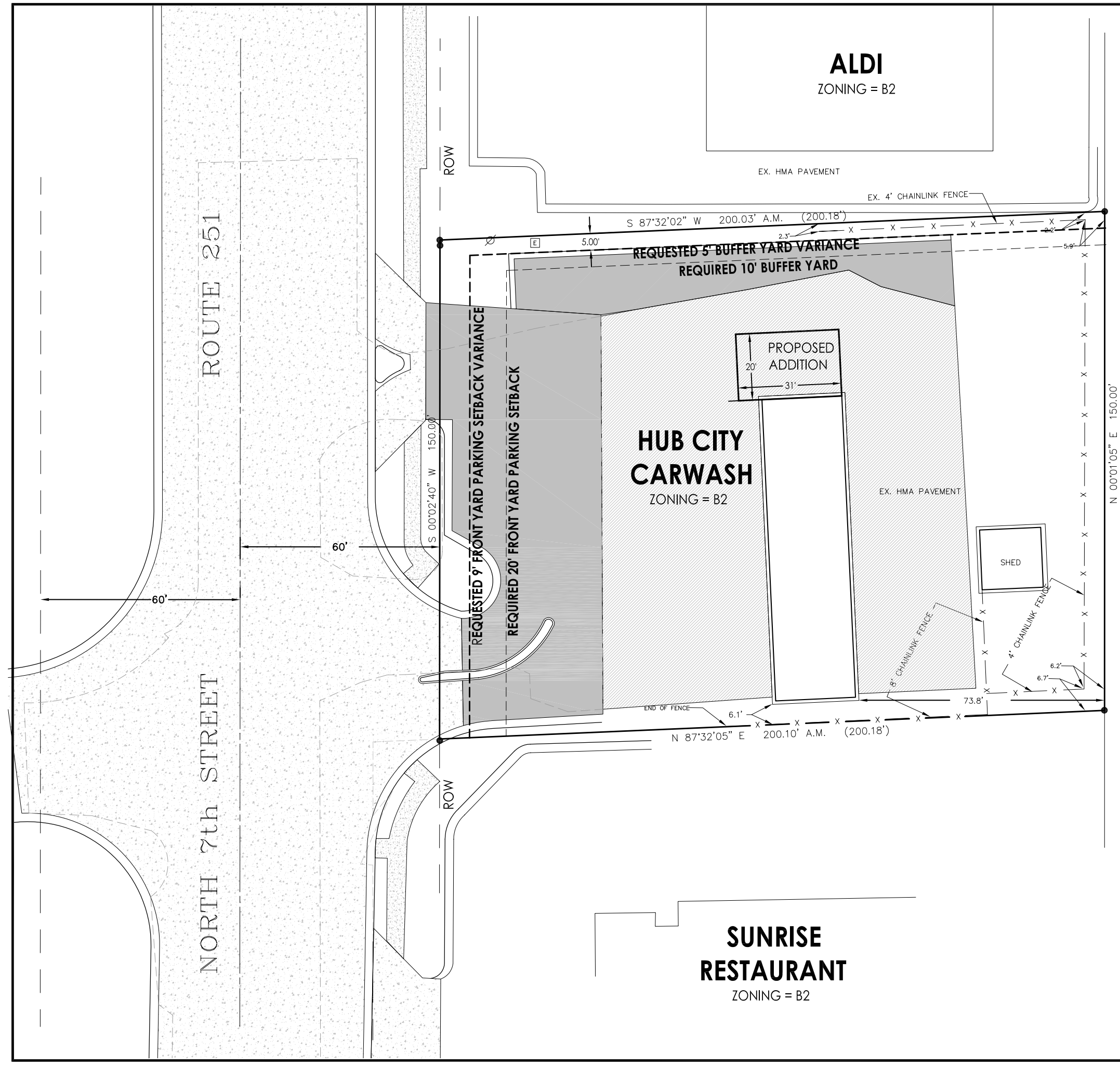
Attested: \_\_\_\_\_  
City Clerk

Exhibit "A"

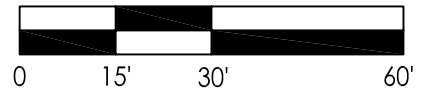
LEGAL DISCRIPTION

RNG/BLK:1 TWP: 40 SECT/LOT: 13 PT SW4 BEG 418' N&20' E NW COR LT 1  
BINZ&DAVIS SUB E200.18' N150' W200.18' S150' TO POB BK 00-350

PIN# 24-13-377-043



SCALE 1" = 30'



**HUB CITY CARWASH ZONING = B2 - HIGHWAY COMMERCIAL**

PER ARTICLE XII Sec. 110-633 REQUIRED FRONT YARD PARKING SETBACK = 20 FEET.

REQUESTED FRONT YARD PARKING SETBACK = 9 FEET.  
(TO MATCH ALDI FRONT YARD PARKING SETBACK = 9 FEET).  
(0 FOOT PARKING SETBACK ON LOT IMMEDIATELY TO SOUTH).

PER ARTICLE VI Sec. 110-405 REQUIRED BUFFER YARD = 10 FEET.

REQUESTED BUFFER YARD ALONG NORTH PROPERTY LINE = 5 FEET.  
(ALDI BUFFER YARD VARIES FROM 0.5 FEET TO 6.5 FEET).  
(RESTAURANT BUFFER YARD VARIES FROM 0 FEET TO 5 FEET).



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ILLINOIS DESIGN FIRM NO. 184-001260

Date	Revision	By
<b>HUB CITY CARWASH SETBACK VARIANCE REQUEST EXHIBIT WITH IMPROVEMENTS PROPOSED BY IDOT</b>		
CHECKED BY: LBW DATE: 11/8/11	DRAWN BY: JB DATE: 11/7/11	Sheet 1 of 1
3163_DISPLAY.dwg		